

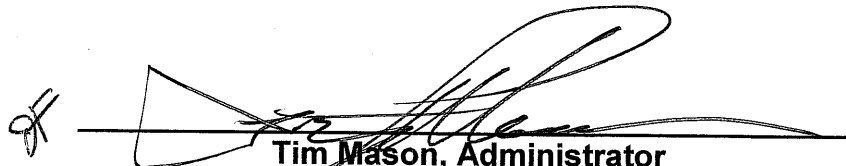
STATE OF IDAHO
DEPARTMENT OF ADMINISTRATION
DIVISION OF PUBLIC WORKS

**IDAHO STATE CAPITOL
GARDEN LEVEL WINGS EXPANSION**

Request for Qualifications

Design / Build Team

August 14, 2006



Tim Mason, Administrator
Division of Public Works

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Idaho State Capitol Garden Level Wings Expansion Design / Build Team

1. OVERVIEW

1.1 Background

The Idaho Division of Public Works, Department of Administration (hereafter referred to as the "Owner"), is requesting statements of qualifications from design-build teams ("hereafter referred to as "DBTs") for the two underground two-story additions (hereafter referred to as "Garden Level Wings") to the Idaho State Capitol in Boise, Idaho.

1.2 Project Description

This project will include two structures with approximately 55,000 gross square feet each (approximately 110,000 total gross square feet); a utility tunnel running along the North side of the State Capitol Building (hereafter referred to as "Capitol Building") and utility main connections. The project shall also include core components for each of the wings that includes, but is not limited to:

- Elevators
- Heating, Ventilating and Air Conditioning equipment
- Electrical Primary and secondary supply from Transformers to Panels in buildings
- Hydronic main runs
- Embedded Plumbing DWV on lower level, Main Plumbing & vents upper level
- Domestic water mains to rooms where required
- Fire Water main supply Primary and Secondary laterals
- Ducts and space to accommodate Special Systems (Security, Telecommunications, fire alarms, data etc.)

Work on the Capitol Building Expansion is scheduled to commence approximately April 1, 2007. Substantial Completion of the underground shells should occur by September 1, 2008. Tenant Improvements, to be performed by others, is scheduled to commence by October 1, 2008. All construction is to be complete and ready for the tenants to occupy the building by October 1, 2009.

For the Underground Shells and Underpinning:

Underground structures will be added and connected to the East and West ends of the existing Capitol Building. The Capitol Building is a 199,583 gross square foot masonry building completed in 1920, and continuously in use as a primary state office building and meeting place for the state legislature. The underground shells will be constructed to house the new expansion, and to provide connectivity to the existing Capitol Building. The major elements of the scope of work for this construction are:

- Construct underground, waterproof Garden Level Wings to receive tenant improvements by others.
- Construct a utility tunnel on the North side of the Capitol building.
- Demolish and replace concrete stairs on the East & West sides of the Capitol Building while protecting the existing stone porch structures.

- Provide Design / Build services to interface with existing State Capitol Building dimensions as well as tenant improvement requirements for the build-out contractor.
- Connection or access to all necessary utilities from the existing State Capitol Building or mains for the new Garden Level Wings.

1.3 Project Site

The project shall be located immediately East and West of the Capitol Building.

1.4 Design Build Team Selection Process

The objective of this Request for Qualifications (RFQ) is to solicit qualifications from interested DBT's for the Project. These qualifications will be reviewed by the selection committee, which will short-list DBT's.

These short-listed firms will then participate in an RFP process, which shall consist of the following:

- ◆ Submittal of the Proposal
- ◆ Interview with the Owner's Selection Committee.
- ◆ Final selection and approval by the Owner.

1.5 Project Name, Owner, and Consultants

The name of the project is:

*DPW Project No.06016
Idaho State Capitol Restoration and
Garden Level Wings / Expansion
Boise, Idaho*

The Owner is:

*State of Idaho Division of Public Works
502 N. 4th Street
P.O. Box 83720
Boise, Idaho 83720-0072
Phone: (208) 332-1900*

Jan Frew, Deputy Administrator, Executive Project manager

The Owner will administer the project according to the terms and conditions of the award and State laws and guidelines. The design-build team selected to execute the project will receive general instructions through the Owner's Project Manager.

2. SCHEDULE AND BUDGET

2.1 Project Schedule

The schedule outlined below is one of the most critical aspects of the project and a high priority in the selection criteria. Any changes to the schedule may be made only by the Owner. Possible changes will be made in a manner allowing fairness and integrity of the selection process.

Monday – 8/14/06	RFQ Issued.
Friday 8/18/06	End of Clarification Period.
Wednesday – 8/23/06	Final RFQ Addendum issued to DBTs by Midnight (M.D.T.);
Monday – 8/28/06	Statements of Qualification due on or before 5:00 p.m. (M.D.T.)
Thursday – 8/31/06	Short-list DBT's
Friday – 9/1/06	RFP Issued to Short-listed DBT's
Thursday – 9/7/06	Work session with each of the short listed firms?
Tuesday – 9/19/06	End of Clarification Period
Friday – 9/22/06	Final RFP Addendum issued to DBT's by Midnight (M.D.T.)
Wednesday – 9/27/06	Proposals due on or before 5:00 p.m. (M.D.T.)
Monday – 10/02/06	Selection Committee interview Each DB Team
Tuesday – 10/3/06	Design-Build Finalist Selected
Wednesday – 10/4/06	Permanent Building Fund Advisory Council approves the selection; the Owner issues a letter of intent; contract negotiations begin.

Design and Construction

October 5, 2006	Anticipate Notice of Intent to Award
April 2, 2007	Earliest Construction Start
September 1, 2008	Substantial Completion;
October 1, 2008	Architectural Finishes Start (30 days after Substantial Completion).

2.2.1 Project Budget

The **maximum total** amount of the Design-Build Services Contract is estimated to be \$29,000,000. This budget includes, but is not limited to, the following items: Design, procurement, mass excavation, shoring / retaining systems, Garden Level Wing structures, site development, irrigation, site lighting, landscape, site utilities, allowance for fire safety engineer, electrical, HVAC and plumbing permits as well as parking. Additional soft costs to be paid by the owner include: site survey, code required construction testing and plan check fees, builder's risk insurance.

The DBT shall be responsible for the design, preparation, and acquisition of all required permits, including all legal expenses associated therewith and for any appeals thereof. Permitting applications and related documents shall be prepared and submitted to the appropriate parties subject to prior Owner review and approval.

The DBT will provide and pay for material testing, HVAC testing and balancing, threshold inspection, roof inspections, and structural inspections.

The Owner will provide the semifinalists selected for the RFP phase with topographic site survey and geo-technical report. In addition to the project budget, the Owner has allocated a project contingency to cover client-initiated changes of scope during design and construction. This contingency will be used only at the Owner's discretion.

2.2.2 Liquidated Damages

Failure to reach Substantial Completion as certified by the Owner's Agent (by September 1, 2008) shall result in the assessment of liquidated damages in the amount of \$1,500 per calendar day. The Owner will consider a building substantially complete and ready for Occupancy when all spaces are ready to be used for their intended purpose (to receive Tenant Improvements).

3. MANDATORY REQUIREMENTS AND NON-RESPONSIVE STATEMENTS OF QUALIFICATIONS

3.1 Mandatory Requirements

The Owner desires to achieve the greatest value within the established budget and schedule. However, the following requirements must be met by the DBT:

1) The statements of qualifications must provide for all mandatory items listed in the Project Guidelines.

2) OTHER REQUIREMENTS;

The Design/Build team as an entity, on its own behalf or through contracts with others, is required to be professionally and fully qualified to act as the design professional and the general contractor for the Project and is, and will remain, properly licensed in the state of Idaho to practice engineering and architecture and general contracting by all public entities having jurisdiction over Design/Builder or the Project. In particular, but without limitation, Design/Build Team as an entity must be licensed as a Class AAA Public Works Contractor by the State of Idaho, pursuant to I.C. § 54-1904, and as such is fully qualified to submit qualifications, submit a proposal and perform all the Work on the Project. Services for this project shall include, but not be limited to, the contractor, architect, civil engineer, mechanical engineer, electrical engineer, and structural engineer. The design professionals must be licensed to practice in the State of Idaho. The constructors must have a current public works contractor's license in the State of Idaho.

Any construction firms wishing to joint venture this project will need a separate "**Joint Venture License**" and should review the requirements with the Public Works Contractor Licensing Bureau, telephone number (800) 358-6895. Failure to be properly licensed as a joint venture will be grounds for rejection of the firm's submittal.

3.2 Non-Responsive Statements of Qualifications

Any Statement of Qualifications failing to conform or of being easily made to conform to any of the above requirements or the project design guide lines shall be declared non-responsive and shall be disqualified.

4. REQUIRED SUBMITTALS

4.1 Submittal Instructions

Statements of Qualifications, as outlined in Section 5 of this RFQ Document shall be submitted as per the Project Schedule (Section 2) to:

*Jan Frew, Deputy Administrator
State of Idaho Division of Public Works
502 N. 4th Street
P.O. Box 83720
Boise, Idaho 83720-0072
Phone: (208) 332-1900*

4.2. RFQ Distribution

Statements of Qualifications will be received for a single Design-Build Services Contract to provide a complete project as described in the RFQ Document.

In making copies of the Request for Qualifications document available on the above terms, the Owner does so only for the purpose of obtaining Statements of Qualifications on the Work and does not confer a license or grant for any other use.

4.3 Submittal Warranty

The submission of a Statement of Qualifications shall constitute a representation and warranty that:

4.3.1 The DBT's designer, contractor, and all team members, subcontractors, agents, suppliers, employees, and workers have carefully and thoroughly reviewed the RFQ documents and have found them complete and free from ambiguities and sufficient for the purpose intended; further that;

4.3.2 The DBT's designer, contractor, and all team members, subcontractors, agents, suppliers, employees, and workers it intends to use are skilled and experienced in the types of design and construction represented by the RFQ Document; further that;

4.3.3 The DBT design team members (architectural, landscaping, structural, mechanical, electrical, plumbing, etc.) are licensed to perform design services in the State of Idaho; further that;

4.3.4 The construction work will be performed by Idaho State Public Works licensed contractors; further that;

4.3.5 Neither the DBT's designer, contractor, nor any other team members, subcontractors, agents, suppliers, employees, and workers have relied on any verbal representations from the Owner, the Owner's Project Manager, or any of their employees, agents, or consultants, in assembling the Proposal and further that;

4.3.6 The Statement of Qualifications is based solely on the RFQ document including properly issued written addenda.

4.3.7 By submitting Statements of Qualifications, the DBT's agree to accept the outline of the RFQ / RFP process, as described in Section 1.4.

4.4 Public Entity Crimes Disqualification

By submittal of the Statement of Qualifications, a DBT professes not to be disqualified from designing or bidding State of Idaho work nor under

suspension resulting from conviction of a contract crime including any act prohibited by state or federal criminal law which involves fraud, bribery, collusion, conspiracy, violation of state or federal antitrust laws, or material misrepresentation committed in any federal or state jurisdiction with respect to public contracting.

4.5 Rejections, Owner Withdrawal of Requests for Qualifications, and Owner Termination of the Selection Process

The Owner reserves the right to reject any or all Statement of Qualifications and to waive any informality or irregularity in the Statement of Qualifications and/or the selection process.

Any or all Statement of Qualifications will be rejected if there is any reason to believe that collusion exists between the DBT's; no participants in such collusion will be considered in future Proposals for similar work.

Falsification of any entry made on a DBT's Statement of Qualifications will be deemed a material irregularity and will be grounds for rejection.

The Owner reserves the right to cancel or reissue the RFQ at its sole discretion.

The Owner reserves the right to terminate the selection process at any time.

4.6 Right to Refuse Personnel

The Owner reserves the right to refuse, at its sole discretion, any personnel provided by the DBT or its subcontractors or consultants.

4.7 Proposal Guarantee Bond

Note that at the time noted in Section 2.1 above when a proposal is submitted a Proposal Guarantee Bond in the amount of five percent (5%) of the total proposal shall be provided by each DBT by the date of the proposal. This Proposal Guarantee Bond may be either a certified cashier's or treasurer's check, or a surety bond. The Proposal guarantee shall be made payable to State of Idaho Division of Public Works. Such Proposal Guarantee shall be submitted with the understanding that it shall guarantee that the DBT will submit and present a proposal that shall remain in full force and effect for a period of **forty five (45) days**. The Proposal Guarantee shall be forfeited upon failure to execute a contract or provide the performance and payment guarantees as required.

4.8 Additional Criteria

Discrimination

All DBT's and their team members shall not discriminate against any employee or applicant for employment, with respect to his/her tenure, terms, conditions, or privileges of employment, because of his/her race, color religion, sex, national origin, disability, or age pursuant to the requirements of all applicable federal and state statutes.

Americans with Disabilities Act

The DBT agrees to comply with the Americans with Disabilities Act (ADA) of 1990.

Contractor's Affidavit Concerning Alcohol and Drug-Free Workplace

The DBT as part of their proposal submittal noted in Section 1.4 above shall include a fully executed Affidavit Concerning Alcohol and Drug-Free Workplace pursuant to the Idaho Code, Section 72-1717.

Employment of Idaho Residents

Pursuant to Sections 44-1001 and 44-1002, Idaho Code, it is provided that each DBT "must employ ninety-five percent (95%) bona fide Idaho residents as employees, except where under such contracts fifty or less persons are employed, the contractor may employ ten percent (10%) non-residents, provided, however, in all cases employers must give preference to the employment of bona fide residents in the performance of said work, and no contract shall be let to any person, firm, association or corporation refusing to execute an agreement with the above-mentioned provisions in it; provided that in contracts involving the expenditure of Federal Aid Funds this act shall not be enforced in such a manner as to conflict with or be contrary to the federal statutes prescribing a labor preference to honorable discharged soldiers, sailors, or marines, prohibiting as unlawful any other preference or discrimination among citizens of the United States."

4.8.1 Required Review and Waiver of Objections by DBT's

DBT's shall carefully review this RFQ and all attachments for defects or any other matter requiring clarification or correction (collectively called "clarifications"). Comments concerning the RFQ Document clarifications must be made in writing and received by the Owner's Project Manager. This will allow issuance of any necessary addenda and help prevent the opening of ineffective Statements of Qualifications upon which a short-list decision could not be made.

Submittal of a Statement of Qualifications shall constitute acceptance of the terms, conditions, criteria, requirements and evaluation process of the RFQ, as well as the resulting RFP and contract, and shall be considered a waiver of any objection.

4.8.2 Site Conditions

DBT's shall carefully examine the construction site to obtain firsthand knowledge of existing conditions. No extra costs will be allowed due to any claim of lack of knowledge for conditions seen or unforeseen that can be determined by examining the site and the RFQ Document.

When the RFP is issued as noted in Section 1.4 above, a topographic survey and geotechnical report will be provided by the Owner to enable the DBT's to prepare a design submittal. After the RFP is issued the proposers, either jointly or individually, may request access to the project site to obtain additional geotechnical survey information. All additional site investigations shall be at no cost to the Owner and shall be coordinated through the RFP Coordinator. Repair of all damage as a result of such investigations shall be performed by the DBT's.

4.8.4 Two-Party Agreement

This RFQ package shall serve as a viable part of the two-party agreement which shall be executed with the successful DBT. A draft copy of the agreement form will be attached to the RFP for reference.

4.8.5 Severability

If any of this RFQ Document is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected; and, the rights and obligations of the Owner and the DBT shall be construed and enforced as if the RFQ Document and subsequent issued RFP Document did not contain the particular provision held to be invalid.

4.9 Statement of Qualifications Expense

4.9.1 Statement of Qualifications Preparation Costs and Ownership

The Owner **shall not pay** any costs associated with the preparation, submittal, or presentation of any Statement of Qualifications. All Statements of Qualifications submittal materials shall become the property of the Owner.

4.9.2 Proposal Preparation Costs and Ownership

The Owner **shall not pay** any costs associated with the preparation, submittal, or presentation of any proposal. All proposal submittal materials shall become the property of the Owner. Each DBT that submits a complete Proposal will receive an honorarium in the amount of \$10,000. DBT's submitting non-responsive Proposals shall not receive the honorarium.

4.9.3 Conflict of Interest and Statement of Qualifications Restrictions

By submitting a Statement of Qualifications, the DBT certifies that no amount has been or shall be paid directly or indirectly to an employee or official of the Idaho Division of Public Works, Department of Administration, or their hired consultants as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to the DBT in connection with the RFQ.

4.10 Modifications

4.10.1 Amendments, Revisions, and Alterations

The Owner shall not accept any amendments, revisions, or alterations to Statements of Qualifications after the deadline for Statement of Qualifications submittal unless formally requested, in writing, by the Owner's Agent.

4.10.2 Proposal Errors

DBT's are liable for all errors or omissions contained in their Statement of Qualifications. DBT's shall not be allowed to alter Statement of Qualifications documents after the deadline for submittal, unless requested by the Owner.

4.11 Addenda

All communications and questions about the meaning or intent of the RFQ Document shall be submitted in writing to Jan Frew, Idaho Division of Public Works. Any oral communication shall be considered unofficial and non-binding on the Owner. The Owner must receive these written requests by the deadline specified in the Project Schedule. The Owner will respond to written decisions and requests for clarifications in writing and these shall become addenda to the RFQ. Only written responses to written communications contained in the formal written Addenda will be considered official and binding on the Owner. The Owner reserves the right, at its sole discretion, to determine appropriate and adequate responses to questions and requests for clarification.

The final addendum shall be posted on the Division of Public Works web site on the date specified in the Project Schedule. It is the responsibility of the DBT to obtain addenda from the web site. Oral and other interpretations or clarifications will be without legal effect. Any Addenda issued during the pre-Statement of Qualifications period shall become a part of the RFQ Document and shall be acknowledged on the Statement of Qualifications Form. Unauthorized contact regarding the RFQ with other members of the Selection Committee or employees of the Owner or Owner's Agent may result in disqualification.

Any communication from the DBT's regarding this RFQ sent by facsimile or email transmission must also be sent via hard copy on the same date.

Any information provided by the Owner's Agent as part of the RFQ or in response to a request for clarification shall be intended for informational purposes only. If a DBT is relying on said information, it should verify such independently.

If it is necessary to supplement, modify, or interpret any portion of the RFQ Document during the Statement of Qualifications period, such procedure will be accomplished by the issuance of written Addenda to the documents, which will be posted on the Division of Public Works web site.

No requests for information or clarification shall be accepted after the date of the End of Clarification Period. Likewise, addenda will be issued no later than the Date of Final Addendum.

4.12 Project Information Disclosure

The successful Respondent shall not, without the prior written consent of the Owner: (a) use the Owner's name without the prior written consent of the Administrator, Division of Public Works; (b) make any news release, public announcement, denial, or confirmation of all or part of the subject matter of the resulting agreement, or any phase of any program hereunder; or (c) in any manner advertise or publish the fact that the Owner has entered into a contract or is a customer of the successful Respondent.

5. Submittal Material Requirements

5.1 Division of Requirements

The requirements for a responsive Statement of Qualifications submittal are described below. Each DBT will submit **ten (10)** copies of the Statement of Qualifications on the date specified in the Project Schedule.

Adherence to the maximum page limit of **20 single-sided** (maximum 8 1/2" x 11") **pages** (not including resumes) is critical; each page side with criteria information will be counted. Pages that have project photos, charts, and graphs will be counted towards the maximum number of pages. Front and back covers, Table of Contents pages and tabbed divider pages will not be counted. Resumes should not include project pictures or general firm information.

All written portions of the Statement of Qualifications shall be on standard 8.5" x 11" paper. Foldouts containing charts spreadsheets, and oversize exhibits are **not** permissible. Type style should not be smaller than 10-point Arial font. The Statement of Qualifications shall be indexed and all pages sequentially numbered in a permanently bound format. Ring binders with removable pages are **not** acceptable. All responses, as well as any reference material submitted, must be written in English.

Statement of Qualifications should **not** contain extraneous information. All information presented in a Statement of Qualifications must be relevant in response to a requirement of this RFQ Document and must be clearly labeled. Any information not meeting these criteria shall be deemed extraneous and shall in no way contribute to the evaluation process.

Statements of Qualifications will be evaluated and graded as follows:

A. General information. (5 points)

1. Present the DBT firm and/or team proposed to provide Design / Build services and general construction services. Explain the legal organization (Corporation, Sole Proprietorship, Joint Venture, etc.) of the proposed DBT firm or team. Provide an organization chart showing key personnel, reporting hierarchy, position titles and years of experience for each person.

2. Provide a staffing plan that identifies assigned personnel, percentage of time committed to the project (100% = full time), and the positions they fulfill.
3. Provide the following information:
 - a. List the Idaho professional and contractor licenses held by the firm/team and the key personnel who will be assigned to this project. Provide the license number and explain if held by an individual or the firm.
 - b. Identify any contract or subcontract held by the firm or officers of the firm, which has been terminated within the last five years. Identify any claims arising from a contract, which resulted in litigation or arbitration within the last three years. Briefly describe the circumstances and the outcomes.
 - c. If selected as a finalist for this project, you will be required to provide a statement from a surety company describing the Company's bonding capacity. The awarded DBT shall furnish the Owner with a State of Idaho 100% Labor and Materials Payment Bond and a 100% Performance Bond at the time of the execution of the Agreement. The bonds shall be written by a Surety Company acceptable to the Owner and authorized to do business in the State of Idaho and signed and countersigned by an Idaho Licensed Resident Agent who holds a current Power of Attorney from the Surety issuing the Bond.

B. Experience and qualifications of the firm/team. (20 points)

1. Identify at least three comparable projects in which the firm(s) served as a Design / Build contractor or as a major part of a design build team. Special consideration will be given to teams that have already worked together on similar projects.

For each project identified, provide the following:

- a. Description of the project
 - b. Role of the firm (specify whether Design / Build contractor, designer, or contractor. Also specify services provided during design phase, i.e. cost estimating, scheduling, value engineering, etc.)
 - c. Project's original contracted construction cost and final construction cost
 - d. Construction dates
 - e. Project owner
 - f. Reference information (two current names with telephone numbers per project)
2. Accident Prevention Program. Provide a summary of your firm's safety performance over the past five years.

C. Experience of key personnel to be assigned to this project. (25 points)

1. For each key person identified, list their length of time with the firm and at least two comparable projects in which they have played a primary role. If a project selected for a key person is the same as one selected for the firm, make this clear and describe the role(s) this key person performed. For project experience provide the following:
 - a. Description of project
 - b. Role of the proposed person
 - c. Project's original contracted construction cost and final construction cost
 - d. Construction dates
 - e. Project owner
 - f. Reference information (two current names with telephone numbers per project)
2. List any proposed consultants, including key staff names and the experience and qualifications of these individuals.

D. Project understanding and approach. (35 points)

1. Discuss your understanding of this project, its major design challenges as well as its major construction challenges and how your team will approach them. Support of the excavation and providing a water tight structure should be addressed in particular.
2. Describe how you will implement your subcontracting plan including your recommendations for subcontractor trades to be selected by qualifications only vs. qualifications and bids; and discuss the benefit that your subcontracting plan provides to the project.
3. Describe your firm's construction management approach and team organization during design and construction phase services. Describe systems used for planning, scheduling, estimating, and managing. Briefly describe the firm's experience with safety management, quality management and alternative dispute resolution.

E. Principal office location and local participation. (5 points)

Identify the location of the firm's principal office and the home office location of key staff on this project. Identify local vs. non-local staffing of your team, and the percent of their work expected to be done locally.

F. Other selection criteria. (5 points)

Provide other information that makes your firm standout or other innovative ideas to help the selection panel select your firm.

G. Overall evaluation of the firm/team and its perceived ability to provide the required services. (5 points)

This is to be determined by the selection panel members. No submittal response is required.

5.2 Instructions For Submission of Materials

Information described in Section 5.1 shall be submitted at the time and place noted in the Project Schedule. Upon receipt, the Owner's Project Manager will review the materials and certify that these materials have been properly submitted. Statements of Qualifications not properly submitted or incomplete shall be considered non-responsive and shall not be reviewed by the Selection Committee.

6. EVALUATION AND SELECTION OF THE DBTs

6.1 Receipt and Review of Statements of Qualifications

Statements of Qualifications shall be deposited at the designated location prior to the time for receipt of Statements of Qualifications indicated in the RFQ or any extension thereof made by Addendum.

Statements of Qualifications received after the time for receipt of Statements of Qualifications will not be accepted and will be considered non-responsive.

Submitting DBT's assume the risk of the method of dispatch chosen. The Owner and the Owner's Agent assume no responsibility for delays caused by any delivery service or local occurrence. Postmarking by the due date shall **not** substitute for actual Statements of Qualifications receipt by the Owner. Statements of Qualifications may not be delivered orally, by facsimile transmission or by other telecommunication or electronic means.

No responsibility will be attached to the Owner for the erroneous opening of a Statement of Qualifications not properly addressed and labeled as directed in the RFQ Document.

Each member of the Selection Committee shall review the submitted material and the committee shall convene to evaluate and score the Statements of Qualifications.

The Selection Committee will then establish a short-list of DBT's. Requests for Proposal will be provided only to short-listed DBT's.

6.2 Scoring and Evaluation Process

Details of the evaluation process for Statements of Qualifications are described in Section 5.1. Short-listed DBT firms' proposals shall be evaluated as follows:

6.2.1 Design Criteria Review (Maximum 100 points)

Description	Maximum Points
Design Philosophy and Concept	15
Mandatory/Desired Item Checklist and Total Cost for Design/Build Services Contract	35
Design Guidelines	15
Overall Design Aesthetic	15
Project Communications & Work plan	10
Construction Master Plan	10

6.2.3. Interview Evaluation (Maximum 50 Points)

The Selection Committee will then evaluate each DBT's presentation based on the following criteria:

Description	Maximum Points
Demonstrates an Understanding of Project Requirements	15
Descriptions of Approach and Method	15
Ability to Provide Service	20

6.3 Total DBT Score

Design Criteria Review Score and Interview Evaluation Score will be added to provide Total DBT Score. The Selection Committee's recommendation to award will be based on the highest Total DBT Score. In case of an equal Total DBT Score obtained by two teams, the selection committee members will vote to break the tie. Each Selection Committee member will cast one vote.

7. ADMINISTRATION OF THE DESIGN AND CONSTRUCTION SERVICES CONTRACT

7.1 Contract Award

The Contract will be awarded by the Idaho Division of Public Works, Department of Administration, to the most qualified and responsive DBT, provided its proposal is in compliance with the pre-established mandatory requirements and it is in the best interest of the Owner to accept it. If the proposals do not comply with the mandatory requirements or if it is in the best interest of the Owner, the Owner may reject all proposals.

7.2 Contract Conditions

The contract between the Owner and the DBT shall be comprised of the Contract Documents; a draft copy will be a part of the Request for Proposal. The contract between the Owner and the DBT shall reference all document submittals and interview materials, by reference, as part of the contract. The aggregate proposal shall consist of the base proposal plus accepted alternate proposals and any other items negotiated between the DBT and the Owner prior to execution.

7.3 Contract Administration

Details of contract administration will be communicated to the DBT's as a part of the Request for Proposal.

7.4 Performance Bond and Labor Material Payment Bond

The selected DBT shall furnish the Owner with a State of Idaho 100% Labor and Materials Payment Bond and a 100% Performance Bond at the time of the execution of the Agreement. The bonds shall be written by a Surety Company acceptable to the Owner and authorized to do business in the State of Idaho and signed and countersigned by an Idaho Licensed Resident Agent who holds a current Power of Attorney from the Surety issuing the Bond.

The cost of the Bonds shall be borne by the DBT and included as part of the Design and Construction Services Agreement.

7.5 Project Documentation Standards

The selected DBT will utilize drafting methods complying with the National CAD Standard. In addition, upon completion of the Project, the DBT will provide the Owner with a set of "as-built" drawings in an electronic format, Auto CAD 2000 (or later version).

8. General Information

8.1 Instructions

Firms may register as a Request for Statements of Qualifications holder with:

*Jan Frew, Deputy Administrator
State of Idaho Division of Public Works
502 N. 4th Street
P.O. Box 83720
Boise, Idaho 83720-0072
Phone: 208.332.1900
Email: jan.frew@adm.idaho.gov*

8.2 Scope of Work

The Design Build Team shall perform all Work necessary to construct the Project in accordance with the Contract and to render the Project and all its components operational and functionally and legally usable for its intended purposes, as identified by Owner. The Design Build Team will be responsible for construction means and methods.

8.2.1 Design services include but are not limited to the following:

- Provide design submittals for review by the owner or their designee in accordance with the contract and the project schedule.
- Provide project planning and scheduling to support master program schedule;
- Obtain plan checks by the Idaho Division of Building Safety and any other required local agencies
- Obtain any required permits;
- Provide as-built drawings

8.2.2 Construction services include:

- Construct the Project as shown and specified
- Safety management and planning;
- Provide quality control;
- Bond and insure the construction;
- Coordinate with other contractors on this program (for example, the State Capitol Building restoration contractor and architects).
- Provide all required documentation, certification and warranties/guarantees.

Idaho State Capitol Restoration and Expansion



Project Definition Summary—Atrium Expansion

Design Build Team Selection
Idaho State
Division of Public Works

JEMLEY + 3D1
INTERNATIONAL

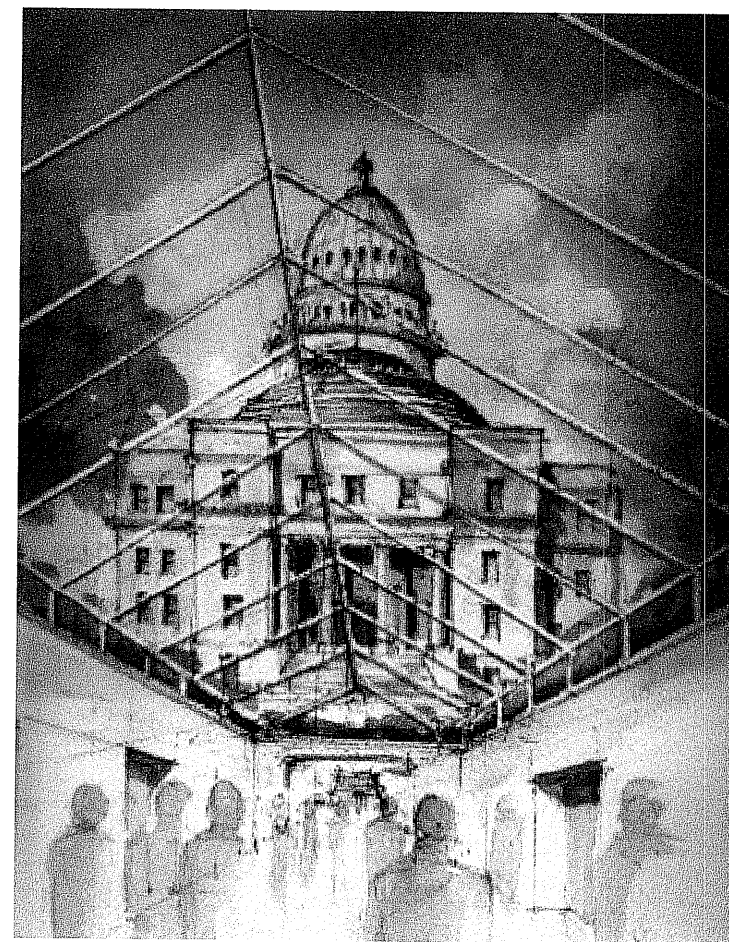
Introduction

During the 2006 session of the Idaho State Legislature, a bill was passed enabling design and construction of a below grade addition to the Idaho Statehouse. Various working groups including the Idaho Capitol Commission have reviewed and approved general concept and program diagrams related to spatial layout, access and configuration of this expansion.

Modifications to the existing design for the restoration of the historic Capitol Building to enhance function and unify the new expansion were also recommended and approved by the Commission and Legislature. These improvements to the Statehouse and the addition of approximately 100,000 square feet below grade will ensure the continued use of the Idaho State Capitol Building as the seat of governance for generations.

All government staff and elected officials will vacate the entire Capitol Building Site and be housed in adjacent buildings during the duration of restoration and construction of the expansion. It is anticipated that the restoration of the historic building and the construction of the below grade addition will be concurrent.

The purpose of this document is to introduce the concepts and general scope of the contemplated addition and restoration so that design and construction may commence and be completed so the 2010 session of the Idaho State Legislature can return to the Capitol block.



Sketch of Atrium looking West

SITE CONCEPT

Site Concept

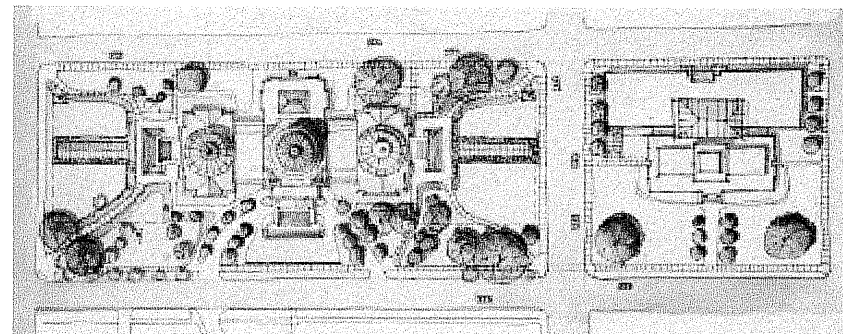
Preservation of the historic form and detail of the Idaho State Capitol was considered important enough that below grade additions on the Capitol Block were recommended for space requiring immediate proximity to the Statehouse. Hearing Rooms and associated Committee Chair Offices are the primary functions designated in the expansion. Relatively symmetrical additions East and West of the Capitol have been planned to serve the House of Representatives and the Senate respectively.

Historic Site Preservation

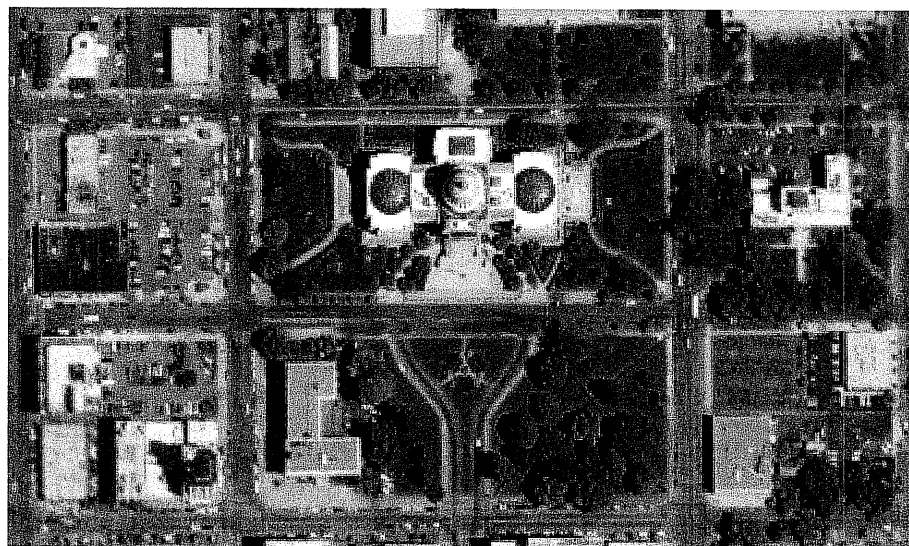
It is important that vistas to the Capitol from various locations in Boise be preserved. Skylights and other required additions to the grounds should be low in profile and impact these existing vistas as little as possible.

Connection to Other Sites

Future connection of the Statehouse and Expansion to the blocks East, West, North and South through below grade tunnels is also anticipated in the future. Parking and future office expansion is possible on these surrounding blocks.



Site Concept Sketch



Site Photograph

Public Connection

The main East/ West corridor of the Capitol building at the Garden Level will be extended to provide public access to the Atrium of the expansion. This main atrium will be in the approximate location of the historic walk connecting the East and West Stairs to the street at mid-block. These historic walks were removed over time and the current site configuration shows no evidence of them.

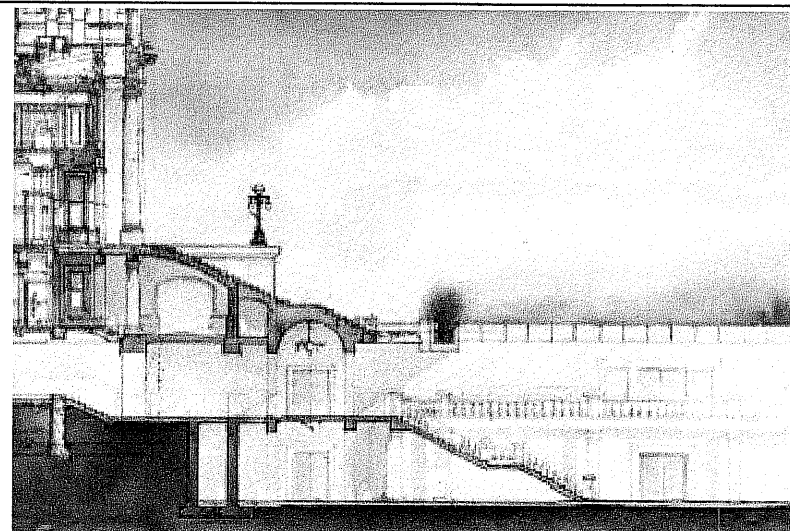
It is anticipated that visitors to the legislative session wishing to attend hearings in the expansion will travel down to the Garden Level through the Rotunda either by stair or elevator and then move into the expansion through the public corridor.

The main East/West corridors on this level will also be enhanced to provide the main public corridor to the below grade expansions. Finishes compatible with the historic building will be used in the connecting corridors and the atrium corridor in the expansion.

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Enhanced Visitor Services

The restoration of the Historic State House includes the enhancement of the Garden Level rotunda space to serve as Visitor Services Center of the Capitol Campus. A new entrance will be added to the Statehouse at the Garden Level to provide access to the new Visitor Services Area.



Section at Connection to Capitol

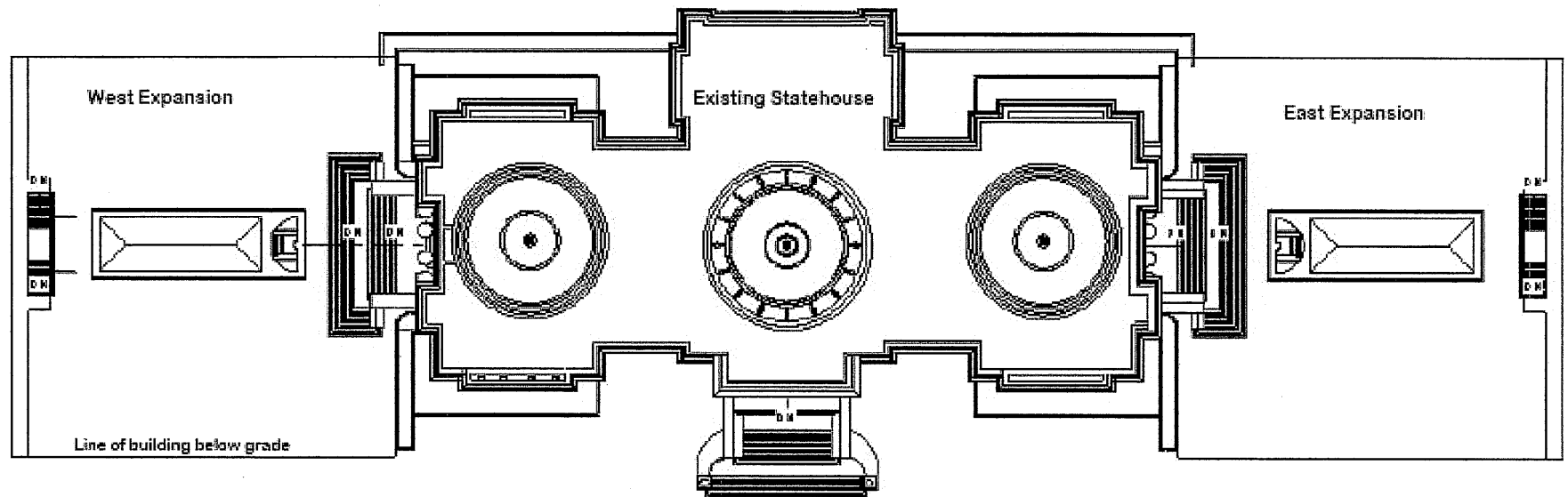


Sketch of Public Corridor in atrium addition

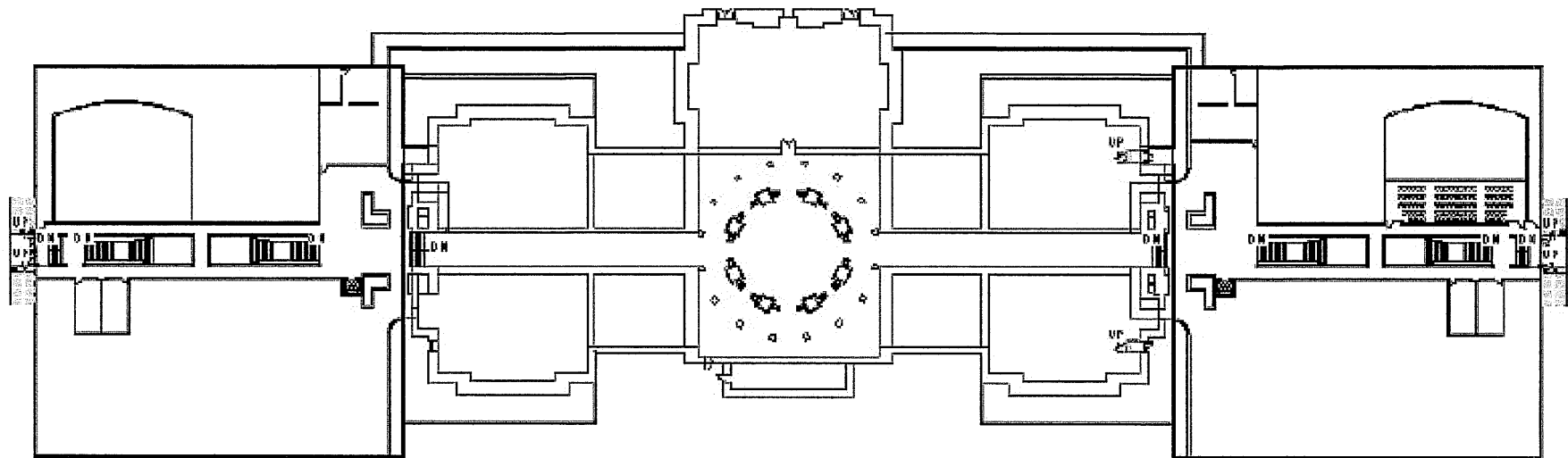


Sketch of New Visitor Entrance to Capitol at Garden Level

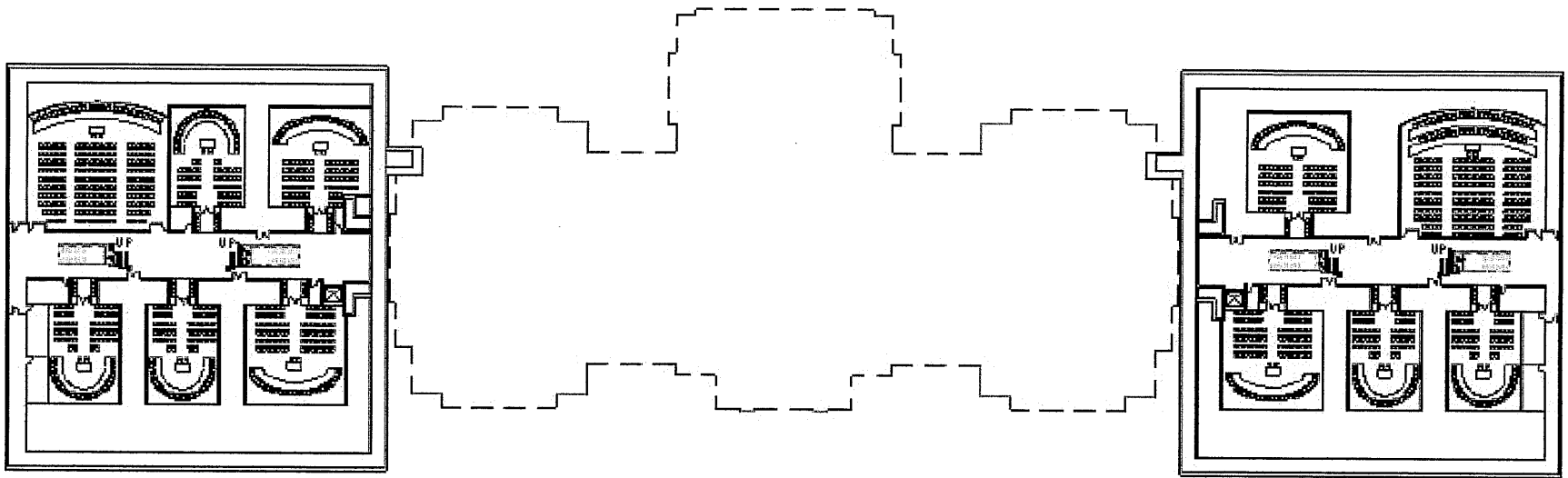
SITE SURVEY



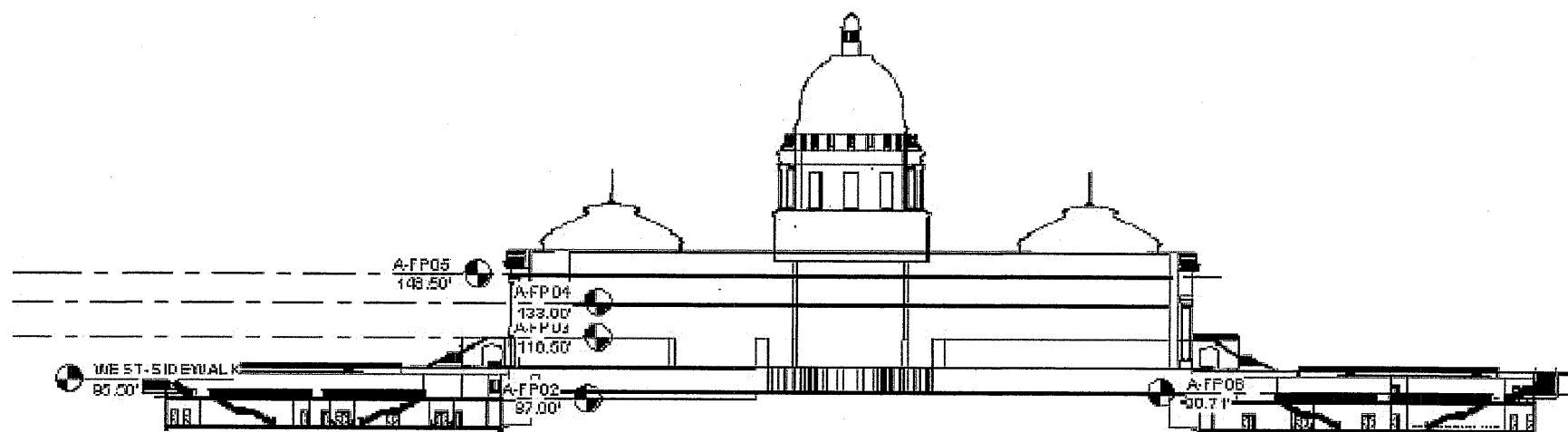
ROOF LEVEL PLAN



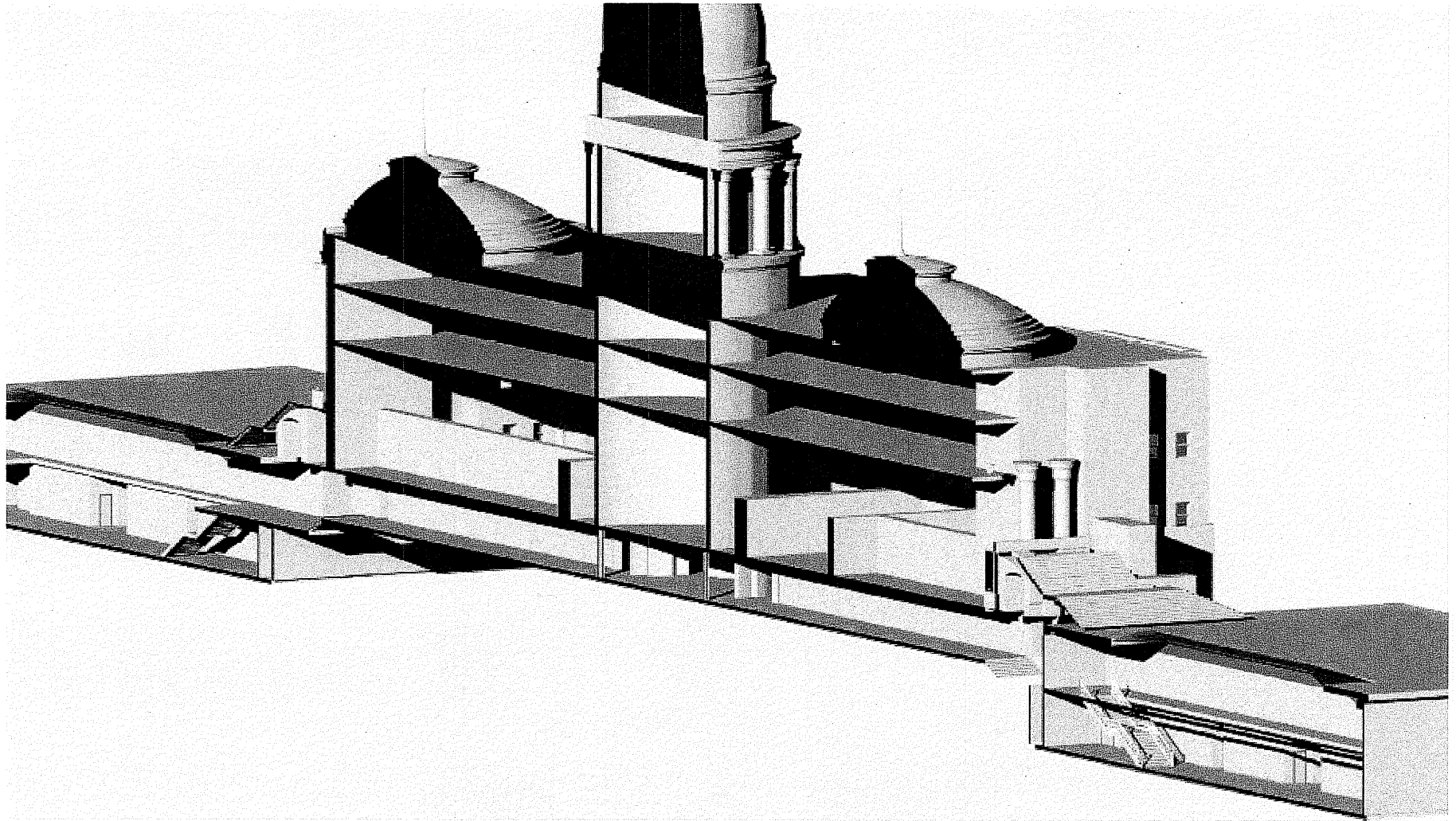
GARDEN LEVEL PLAN



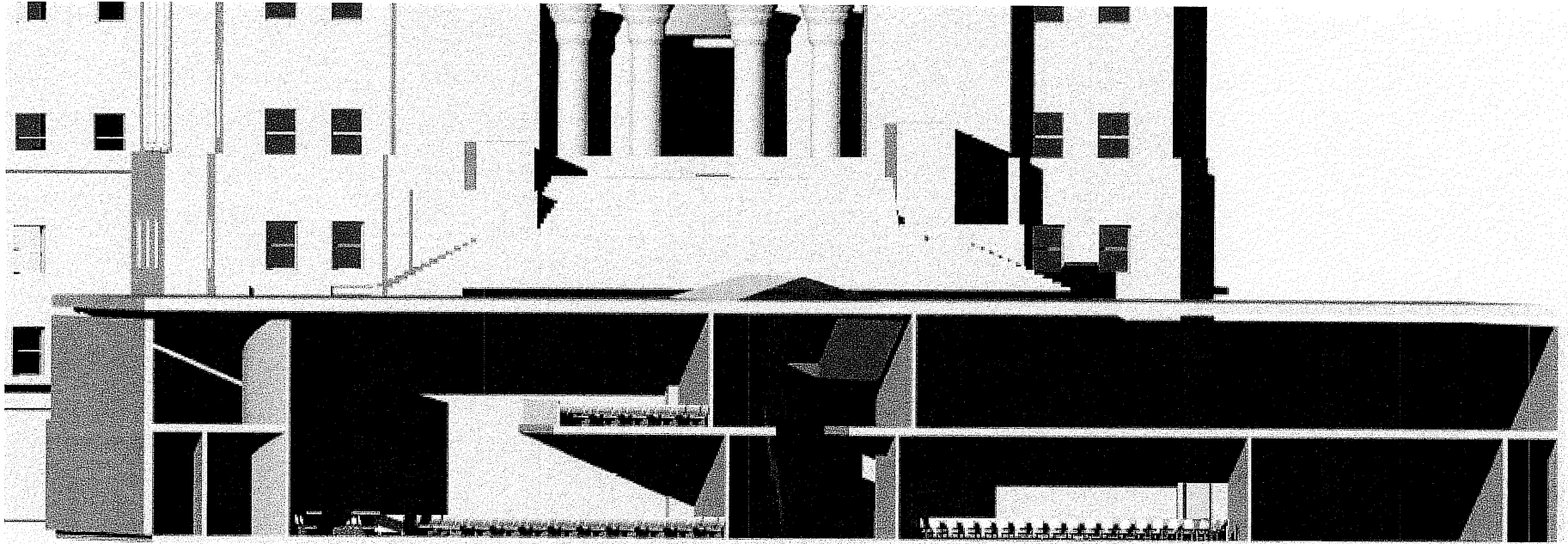
LOWER LEVEL



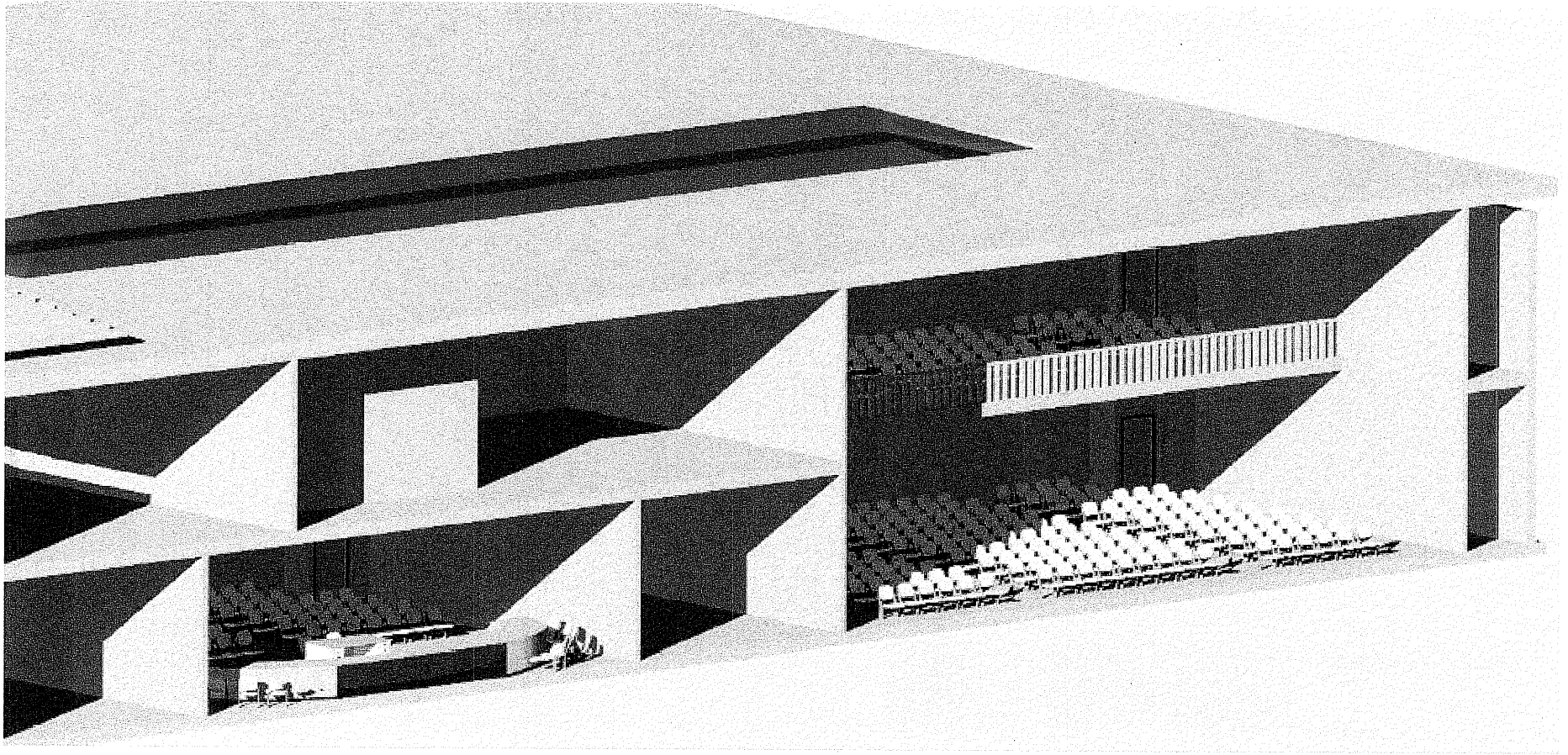
CONCEPT SECTION—LONGITUDINAL



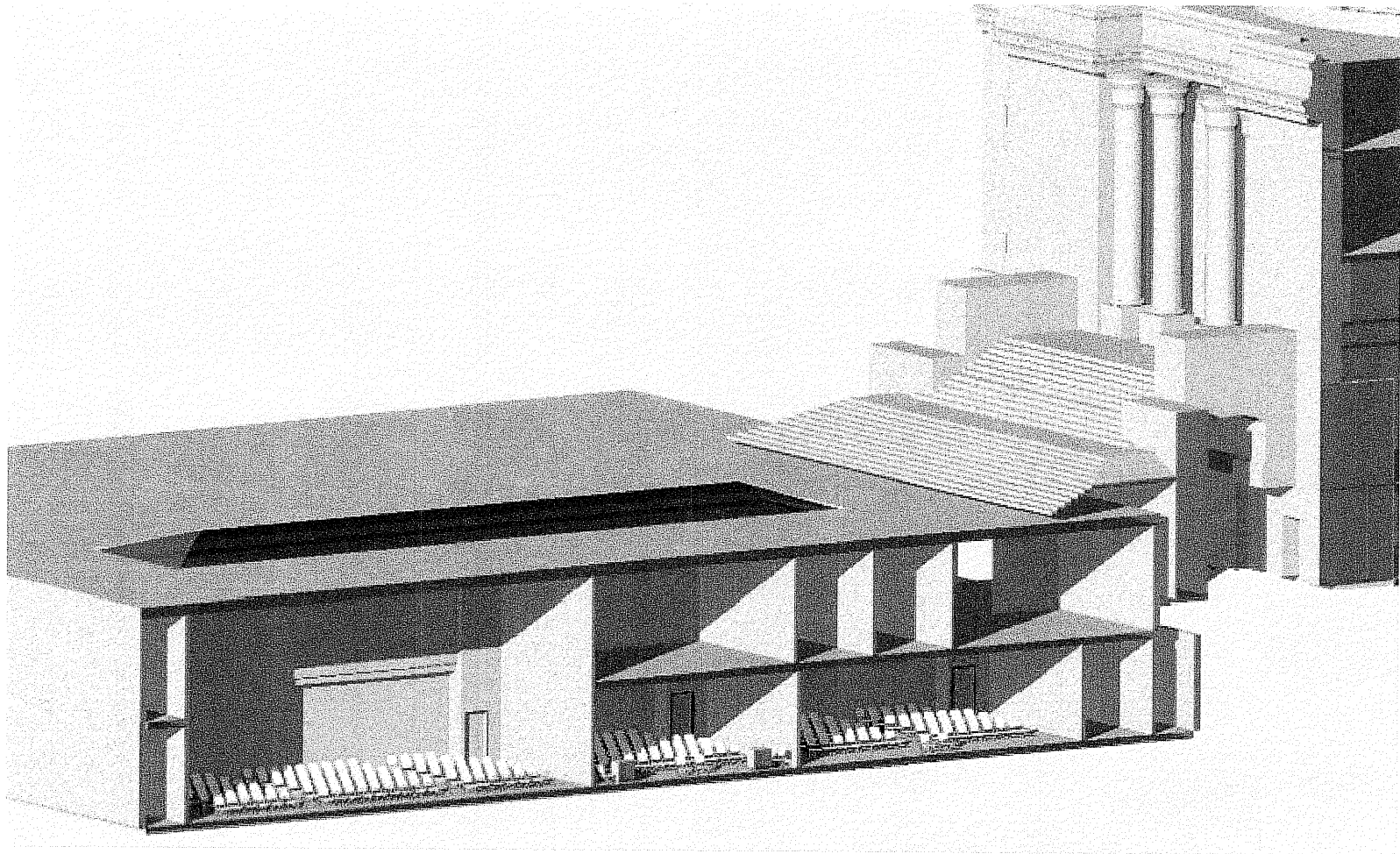
LONGITUDINAL SECTION — AXONOMETRIC



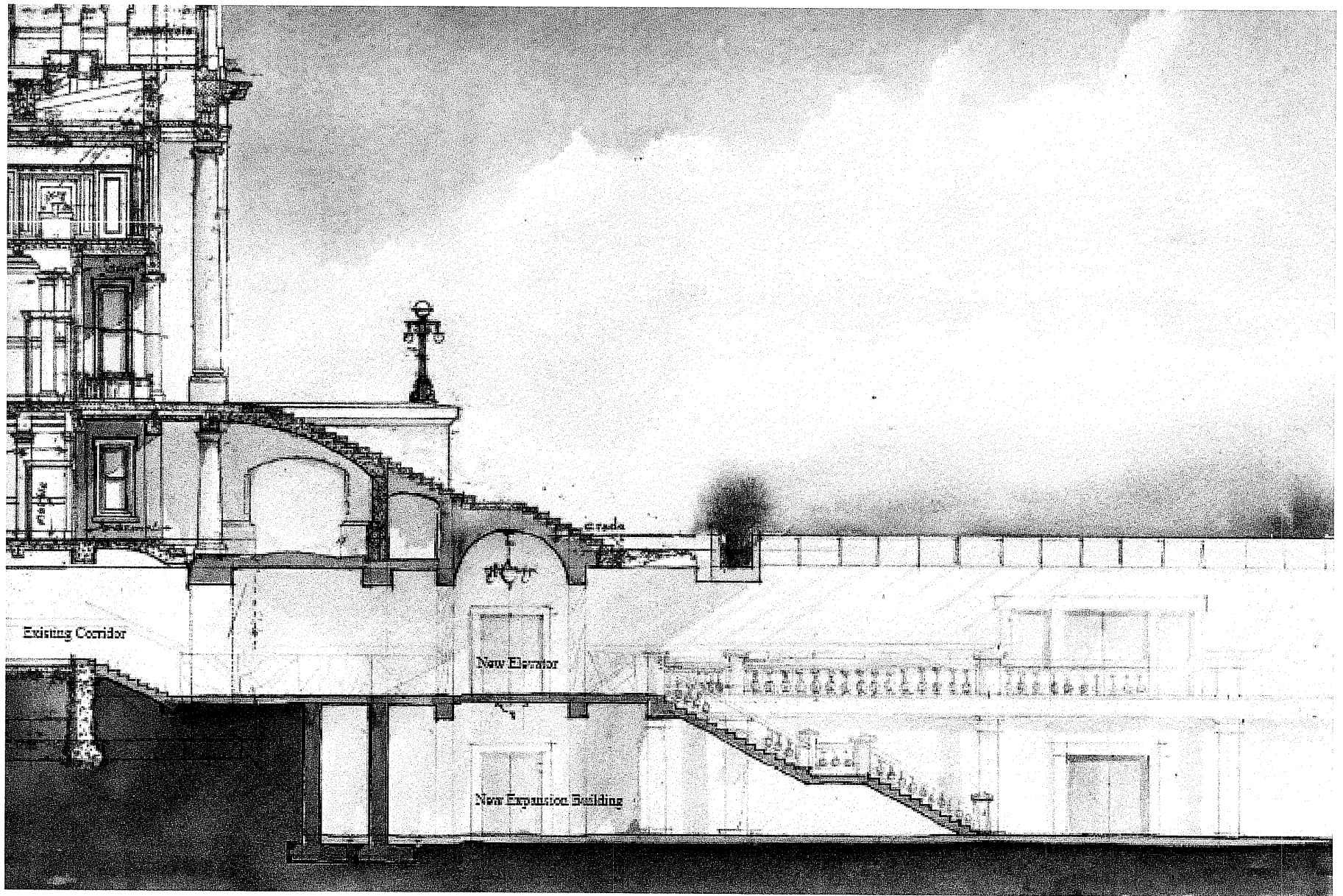
LATERAL SECTION



PARTIAL SECTION



SECTION AT EAST BUILDING



SECTION AT CONNECTION